

## OPINION OF PROBABLE COST TABLE

<b>Client</b>	City of Portland
<b>Building Name</b>	James A Banks Sr. Exposition Center
<b>Address</b>	239 Park Avenue, Portland, Maine
<b>Current Replacement Value</b>	\$24,635,556
<b>Regional Factor</b>	1.00
<b>Soft Cost Factor</b>	1.30
<b>Project No.</b>	24077
<b>Assessment Date</b>	May 27, 2024

Element Name	Element Condition	Recommendation Type	Expected Useful Life (Years)	Recommendation Priority	Recommendation Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Totals (2029 - 2033)	Totals (2024 - 2033)
<b>A - Substructure</b>																	
Element: Low Rise - 1 - 3 Level Building Foundation - 1915 Recommendation: Cost For Soils Study For Foundation Repair	3 - Fair	Engineering Study	75	Priority 3: Imminent Breakdown	\$10,000		\$10,000										\$10,000
Element: Low Rise - 1 - 3 Level Building Foundation - 1915 Recommendation: Cost for repairs to foundation based on engineering report. North Wall.	3 - Fair	Major Repair	75	Priority 3: Imminent Breakdown	\$365,680							\$365,680				\$365,680	\$365,680
Element: Low Rise - 1 - 3 Level Building Foundation - 1915 Recommendation: Replace Low Rise - 1 - 3 Level Building Foundation	3 - Fair	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$1,675,160												\$0
Element: Low Rise - 1 - 3 Level Building Foundation - 1960 Recommendation: Replace Low Rise - 1 - 3 Level Building Foundation	2 - Good	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$274,293												\$0
Element: Slab on Grade - 1915 Recommendation: In Mechanical room levelling of slab and crack repairs.	3 - Fair	Major Repair	75	Priority 3: Imminent Breakdown	\$55,700		\$55,700										\$55,700
Element: Slab on Grade - 1915 Recommendation: Replace Slab on Grade	3 - Fair	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$314,591												\$0
Element: Slab on Grade - 1960 Recommendation: Replace Slab on Grade	2 - Good	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$77,267												\$0
<b>B - Shell</b>																	
<b>B10 - Superstructure</b>																	
Element: Structural Steel Frame - 1915 Recommendation: Roof Truss Member Reinforcing to meet Building Code and for additional snow, roofing and LED screen loads.	4 - Poor	Major Repair	75	Priority 2: Code Compliance and Legislative Requirement	\$652,029			\$652,029									\$652,029
Element: Structural Steel Frame - 1915 Recommendation: Replace Structural Steel Frame	4 - Poor	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$2,716,789												\$0
Element: Structural Steel Frame - 1960 Recommendation: Replace Structural Steel Frame	2 - Good	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$444,850												\$0
Element: Reinforced Concrete Frame - 1915 Recommendation: Temporary Main Floor Concrete Structure Shoring	4 - Poor	Condition-Based	75	Priority 1: Health and Safety	\$80,000	\$80,000											\$80,000
Element: Reinforced Concrete Frame - 1915 Recommendation: Cost for potential reinforced concrete frame repairs	4 - Poor	Major Repair	75	Priority 2: Code Compliance and Legislative Requirement	\$746,667			\$746,667									\$746,667
Element: Reinforced Concrete Frame - 1915 Recommendation: Replace Reinforced Concrete Frame	4 - Poor	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$3,111,115												\$0
Element: Load Bearing Masonry Walls - 1915 Recommendation: Repair of step cracks in brick masonry wall locations.	3 - Fair	Major Repair	75	Priority 3: Imminent Breakdown	\$380,000					\$380,000							\$380,000

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Element: Load Bearing Masonry Walls - 1915 Recommendation: Replace Load Bearing Masonry Walls	3 - Fair	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$2,979,673												\$0
<b>B20 - Exterior Enclosure</b>																	
Element: Masonry - 1960 Recommendation: Replace Masonry	3 - Fair	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$653,745												\$0
Element: Windows - 2000 Recommendation: Replace Windows	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$157,214												\$0
Element: Exterior - Overhead Doors - Industrial - 2000 Recommendation: Replace Exterior - Overhead Doors - Industrial	2 - Good	Life Cycle Replacement	25	Priority 4: Proactive Replacement	\$77,578						\$77,578					\$77,578	\$77,578
Element: Exterior - Single Door - Hollow Metal - 2000 Recommendation: Replace Exterior - Single Door - Hollow Metal	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$47,147							\$47,147				\$47,147	\$47,147
Element: Exterior - Single Door - Aluminum and Glass - 2000 Recommendation: Replace Exterior - Single Door - Aluminum and Glass	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$97,973												\$0
Element: Exterior - Double Door - Hollow Metal - 2005 Recommendation: Replace Exterior - Double Door - Hollow Metal	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$92,342										\$92,342	\$92,342	\$92,342
<b>B30 - Roofing</b>																	
Element: Conventional - Single Ply Membrane - 2015 Recommendation: Replace Conventional - Single Ply Membrane	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$203,791										\$203,791	\$203,791	\$203,791
<b>C - Interiors</b>																	
Element: Fixed Partitions - 1970 Recommendation: Repair damaged/ cracking concrete block walls. Proper deflection gap should be allowed below structural members. All walls should be confirmed whether load bearing or non-load bearing.	3 - Fair	Major Repair	75	Priority 3: Imminent Breakdown	\$259,770							\$259,770				\$259,770	\$259,770
Element: Fixed Partitions - 1970 Recommendation: Replace Fixed Partitions	3 - Fair	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$1,082,375												\$0
Element: Retractable Partitions - Overhead Counter Shutter - 2000 Recommendation: Replace Retractable Partitions - Overhead Counter Shutter	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$18,143						\$18,143					\$18,143	\$18,143
Element: Interior Guardrails and Screens - 2000 Recommendation: Replace Interior Guardrails and Screens	2 - Good	Life Cycle Replacement	50	Priority 4: Proactive Replacement	\$135,470												\$0
Element: Interior - Single Door - Hollow Metal - 2000 Recommendation: Replace Interior - Single Door - Hollow Metal	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$146,396												\$0

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Element: Interior - Single Door - Wood - 2000 Recommendation: Replace Interior - Single Door - Wood	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$22,523												\$0
Element: Interior - Double Door - Hollow Metal - 2005 Recommendation: Replace Interior - Double Door - Hollow Metal	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$30,781												\$0
Element: Lockers - Full Height - 2005 Recommendation: Replace Lockers - Full Height	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$145,145												\$0
Element: Standard Fittings and Equipment - 2005 Recommendation: Replace Standard Fittings and Equipment	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$75,966							\$75,966				\$75,966	\$75,966
Element: Interior Stair Construction - 1915 Recommendation: Replace Interior Stair Construction	2 - Good	Life Cycle Replacement	75	Priority 4: Proactive Replacement	\$141,141												\$0
Element: Exterior (Attached) Stair Construction - 1910 Recommendation: Replace Exterior (Attached) Stair Construction	4 - Poor	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$35,435					\$35,435							\$35,435
Element: Exterior (Attached) Stair Construction - 2000 Recommendation: Replace Exterior (Attached) Stair Construction	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$51,677												\$0
Element: Exterior (Attached) Ramp Construction - 2012 Recommendation: Replace Exterior (Attached) Ramp Construction	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$329,595												\$0
Element: Interior Access Ladders - 2000 Recommendation: Replace Interior Access Ladders	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$14,684												\$0
Element: Painted Sealed Concrete Stair Finish - 1980 Recommendation: Replace Painted Sealed Concrete Stair Finish	4 - Poor	Life Cycle Replacement	15	Priority 4: Proactive Replacement	\$4,429					\$4,429							\$4,429
Element: Painted Sealed Concrete Stair Finish - 1980 Recommendation: Repaint interior stair surfaces.	4 - Poor	Condition-Based	15	Priority 4: Proactive Replacement	\$2,726							\$2,726				\$2,726	\$2,726
Element: Rubber Stair Finish - 2005 Recommendation: Replace Rubber Stair Finish	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$7,508							\$7,508				\$7,508	\$7,508
Element: Painted Wall Covering - 2010 Recommendation: Replace Painted Wall Covering	2 - Good	Life Cycle Replacement	10	Priority 4: Proactive Replacement	\$449,860							\$449,860				\$449,860	\$449,860
Element: Ceramic Tile Floor - 1970 Recommendation: Replace Ceramic Tile Floor	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$195,245							\$195,245				\$195,245	\$195,245
Element: Hardwood Floor - 1970 Recommendation: Replace Hardwood Floor	3 - Fair	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$1,185,686						\$1,185,686					\$1,185,686	\$1,185,686
Element: Carpet Floor - 1970 Recommendation: Replace Carpet Floor	3 - Fair	Life Cycle Replacement	10	Priority 4: Proactive Replacement	\$346,946		\$346,946										\$346,946

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Element: Vinyl Sheet Floor - 1970 Recommendation: Replace Vinyl Sheet Floor	3 - Fair	Life Cycle Replacement	15	Priority 4: Proactive Replacement	\$161,231					\$161,231							\$161,231
Element: Painted Ceiling Structures - 2010 Recommendation: Replace Painted Ceiling Structures	3 - Fair	Life Cycle Replacement	15	Priority 4: Proactive Replacement	\$240,194						\$240,194					\$240,194	\$240,194
Element: Suspended Acoustic Panel Ceiling - 2005 Recommendation: Replace Suspended Acoustic Panel Ceiling	3 - Fair	Life Cycle Replacement	25	Priority 4: Proactive Replacement	\$284,594						\$284,594					\$284,594	\$284,594
<b>D - Services</b>																	
<b>D10 - Conveying</b>																	
Element: Freight Elevators - Up to 3 Floors (Hydraulic) - 1960 Recommendation: Replace Freight Elevators - Up to 3 Floors (Hydraulic)	3 - Fair	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$217,694					\$217,694							\$217,694
<b>D20 - Plumbing</b>																	
Element: Water Closets - 2006 Recommendation: Replace Water Closets	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$85,811												\$0
Element: Urinals - 2006 Recommendation: Replace Urinals	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$31,782												\$0
Element: Lavatories - 2006 Recommendation: Replace Lavatories	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$54,029												\$0
Element: Sinks - 2006 Recommendation: Replace Sinks	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$3,178												\$0
Element: Showers (Valve Set) - 1960 Recommendation: Replace Showers (Valve Set)	3 - Fair	Life Cycle Replacement	25	Priority 4: Proactive Replacement	\$107,263						\$107,263					\$107,263	\$107,263
Element: Drinking Water Fountains (Refrigerated) - 2018 Recommendation: Replace Drinking Water Fountains (Refrigerated)	2 - Good	Life Cycle Replacement	15	Priority 4: Proactive Replacement	\$6,356										\$6,356	\$6,356	\$6,356
Element: Custodial Sinks - 1960 Recommendation: Replace Custodial Sinks	3 - Fair	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$3,178				\$3,178								\$3,178
Element: Domestic Water Piping and Fittings - 1960 Recommendation: Replace Domestic Water Piping and Fittings	3 - Fair	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$394,132				\$394,132								\$394,132
Element: Domestic Water Storage Tanks - 1960 Recommendation: Replace Domestic Water Storage Tanks	3 - Fair	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$44,996					\$44,996							\$44,996
Element: Domestic Water Heaters - Commercial Gas-Fired - 2020 Recommendation: Replace Domestic Water Heaters - Commercial Gas-Fired	2 - Good	Life Cycle Replacement	15	Priority 4: Proactive Replacement	\$33,865												\$0
Element: Sanitary Waste and Vent Piping and Fittings - 1960 Recommendation: Replace Sanitary Waste and Vent Piping and Fittings	3 - Fair	Life Cycle Replacement	50	Priority 4: Proactive Replacement	\$448,122						\$448,122					\$448,122	\$448,122

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<b>D30 - HVAC</b>																	
Element: Natural Gas Supply Piping and Fittings - 2006 Recommendation: Replace Natural Gas Supply Piping and Fittings	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$2,569												\$0
Element: Steam Boilers - Over 1000000 BTU - 1999 Recommendation: Replace Steam Boilers - Over 1000000 BTU	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$424,938						\$424,938					\$424,938	\$424,938
Element: Steam Boilers - Over 1000000 BTU - 1999 Recommendation: Replace Steam Boilers - Over 1000000 BTU	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$424,938						\$424,938					\$424,938	\$424,938
Element: Refrigerant DX Condensing Units - Up to 5 Tons - 1990 Recommendation: Replace Refrigerant DX Condensing Units - Up to 5 Tons	3 - Fair	Life Cycle Replacement	18	Priority 4: Proactive Replacement	\$12,167			\$12,167									\$12,167
Element: Split System Air Conditioning Systems - 1990 Recommendation: Replace Split System Air Conditioning Systems	3 - Fair	Life Cycle Replacement	18	Priority 4: Proactive Replacement	\$19,772				\$19,772								\$19,772
Element: Split System Air Conditioning Systems - 2015 Recommendation: Replace Split System Air Conditioning Systems	2 - Good	Life Cycle Replacement	18	Priority 4: Proactive Replacement	\$9,886										\$9,886	\$9,886	\$9,886
Element: Split System Air Conditioning Systems - 2015 Recommendation: Replace Split System Air Conditioning Systems	2 - Good	Life Cycle Replacement	18	Priority 4: Proactive Replacement	\$19,772										\$19,772	\$19,772	\$19,772
Element: Split System Air Conditioning Systems - 2022 Recommendation: Replace Split System Air Conditioning Systems	2 - Good	Life Cycle Replacement	18	Priority 4: Proactive Replacement	\$19,772												\$0
Element: Air Distribution Systems - 1959 Recommendation: Replace Air Distribution Systems	3 - Fair	Life Cycle Replacement	50	Priority 4: Proactive Replacement	\$1,181,315				\$1,181,315								\$1,181,315
Element: Steam Distribution Systems - 1960 Recommendation: Replace Steam Distribution Systems	3 - Fair	Life Cycle Replacement	45	Priority 4: Proactive Replacement	\$324,268				\$324,268								\$324,268
Element: Heating Water Distribution Systems - 1960 Recommendation: Replace Heating Water Distribution Systems	3 - Fair	Life Cycle Replacement	45	Priority 4: Proactive Replacement	\$888,686				\$888,686								\$888,686
Element: HVAC Pumps - Up to 10 HP - 2010 Recommendation: Replace HVAC Pumps - Up to 10 HP	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$23,801												\$0
Element: Exhaust Fans - Centrifugal - 2006 Recommendation: Replace Exhaust Fans - Centrifugal	2 - Good	Life Cycle Replacement	25	Priority 4: Proactive Replacement	\$4,563								\$4,563			\$4,563	\$4,563

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Element: Air Handling Units - Packaged - Up to 10,000 CFM - 1990 Recommendation: Replace Air Handling Units - Packaged - Up to 10,000 CFM	3 - Fair	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$47,670					\$47,670							\$47,670
Element: Air Handling Units - Packaged - Up to 10,000 CFM - 1995 Recommendation: Replace Air Handling Units - Packaged - Up to 10,000 CFM	3 - Fair	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$95,340					\$95,340							\$95,340
Element: Air Handling Units - Packaged - Up to 10,000 CFM - 2004 Recommendation: Replace Air Handling Units - Packaged - Up to 10,000 CFM	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$381,361												\$0
Element: Unit Heaters (Hydronic) - 2006 Recommendation: Replace Unit Heaters (Hydronic)	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$19,069												\$0
Element: Finned Tube Radiation Units - 1960 Recommendation: Replace Finned Tube Radiation Units	3 - Fair	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$166,291				\$166,291								\$166,291
Element: Air Compressors and Dryers (Building Controls) - 2016 Recommendation: Replace Air Compressors and Dryers (Building Controls)	2 - Good	Life Cycle Replacement	15	Priority 4: Proactive Replacement	\$10,646							\$10,646				\$10,646	\$10,646
<b>D40 - Fire Protection</b>																	
Element: Sprinklers (Wet) - 1960 Recommendation: Replace Sprinklers (Wet)	3 - Fair	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$540,986				\$540,986								\$540,986
Element: Fire Extinguishers - 2020 Recommendation: Replace Fire Extinguishers	2 - Good	Life Cycle Replacement	10	Priority 4: Proactive Replacement	\$15,117										\$15,117	\$15,117	\$15,117
<b>D50 - Electrical</b>																	
Element: Main Service Switchboards - 1600A to 3000A - 2006 - Generator Room Recommendation: Replace Main Service Switchboards - 1600A to 3000A	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$301,112												\$0
Element: Electrical Distribution - 1960 Recommendation: Replace Electrical Distribution	3 - Fair	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$594,977				\$594,977								\$594,977
Element: Branch Wiring and Devices - 1960 Recommendation: Replace Branch Wiring and Devices	3 - Fair	Life Cycle Replacement	50	Priority 4: Proactive Replacement	\$935,118				\$935,118								\$935,118
Element: Interior Lighting - 2006 Recommendation: Replace Interior Lighting	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$834,695												\$0
Element: Exterior Lighting - 2012 Recommendation: Replace Exterior Lighting	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$14,454									\$14,454		\$14,454	\$14,454
Element: Illuminated Combo Exit Signs - 2014 Recommendation: Replace Illuminated Combo Exit Signs	2 - Good	Life Cycle Replacement	35	Priority 4: Proactive Replacement	\$30,800												\$0
Element: Fire Alarm Systems - 2010 Recommendation: Replace Fire Alarm Systems	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$494,554							\$494,554				\$494,554	\$494,554

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Element: Video Surveillance Systems - 2018 Recommendation: Replace Video Surveillance Systems	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$146,855												\$0	
Element: Fire Alarm Control Panels - 2006 Recommendation: Replace Fire Alarm Control Panels	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$8,821							\$8,821				\$8,821	\$8,821	
Element: Access Control Systems - 2012 Recommendation: Replace Access Control Systems	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$146,855									\$146,855		\$146,855	\$146,855	
Element: Emergency Power Generator Systems - Up to 300kVA - 2006, Diesel Recommendation: Replace Emergency Power Generator Systems - Up to 300kVA	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$45,857												\$0	
Element: Emergency Lighting Systems - 1980 Recommendation: Replace Emergency Lighting Systems	3 - Fair	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$53,991			\$53,991									\$53,991	
Element: Automatic Transfer Switches - 400A to 800A - 2006 Recommendation: Replace Automatic Transfer Switches - 400A to 800A	2 - Good	Life Cycle Replacement	40	Priority 4: Proactive Replacement	\$16,729												\$0	
<b>E - Equipment &amp; Furnishings</b>																		
Element: Walk in Cold Storage - 1999 Recommendation: Replace Walk in Cold Storage	2 - Good	Life Cycle Replacement	30	Priority 4: Proactive Replacement	\$36,626							\$36,626				\$36,626	\$36,626	
Element: Parking Control Equipment - 2000 Recommendation: Replace Parking Control Equipment	4 - Poor	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$5,881		\$5,881										\$5,881	
Element: Retractable Bleachers - 2015 Recommendation: Replace Retractable Bleachers	2 - Good	Life Cycle Replacement	25	Priority 4: Proactive Replacement	\$1,726,725												\$0	
<b>F - Special Construction &amp; Demolition</b>																		
<b>G - Site Surfacing and Landscaping</b>																		
Element: Scoreboards (Electronic) - 2000 Recommendation: Replace Scoreboards (Electronic)	2 - Good	Life Cycle Replacement	20	Priority 4: Proactive Replacement	\$21,762						\$21,762					\$21,762	\$21,762	
<b>Total Capital Renewals</b>						\$32,060,267	\$80,000	\$418,527	\$1,464,854	\$5,048,722	\$986,796	\$3,233,217	\$1,954,548	\$4,563	\$161,309	\$347,265	\$5,700,902	\$13,699,801